HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2011

New Home Market

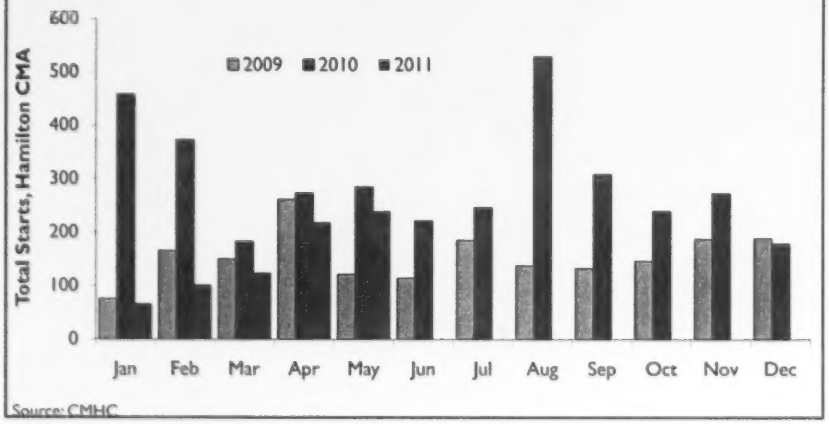
Starts Trending Higher in Hamilton

New home starts in the Hamilton Census Metropolitan Area (CMA) were trending higher in May, and only 15 per cent below last year's level. The bulk of the decline in new home starts since last year continued to be from the semi-detached, townhouse and apartment sectors. There have been no semi-detached or apartment starts for the year to-date in the Hamilton CMA, and townhouse starts are down significantly from 2010. Starts were also low for this time of year in the Brantford CMA as compared to the previous three years. Much of the decline can be attributed to a slow economic recovery and to buyers looking first in the resale market for a home.

Approximately one-quarter of total starts in the Hamilton CMA were in each of Burlington, Ancaster, and

Figure 1

Hamilton Starts Rose In May



Source: CMHC

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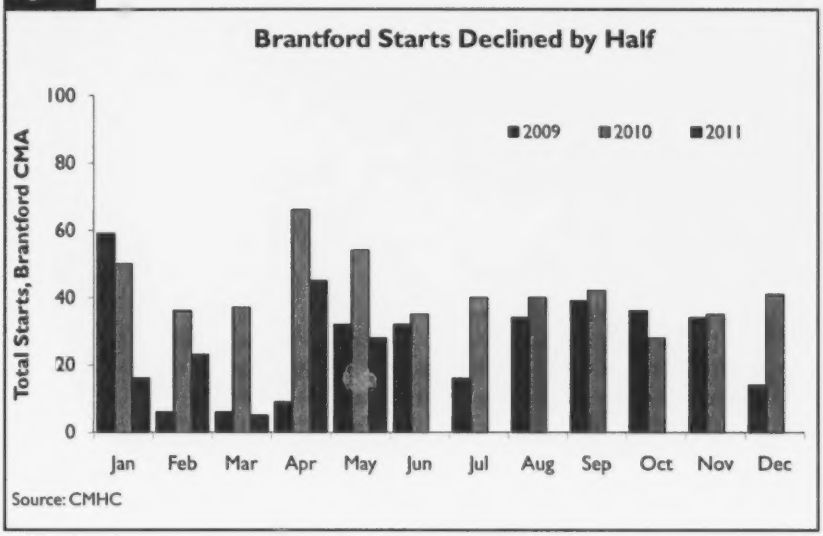
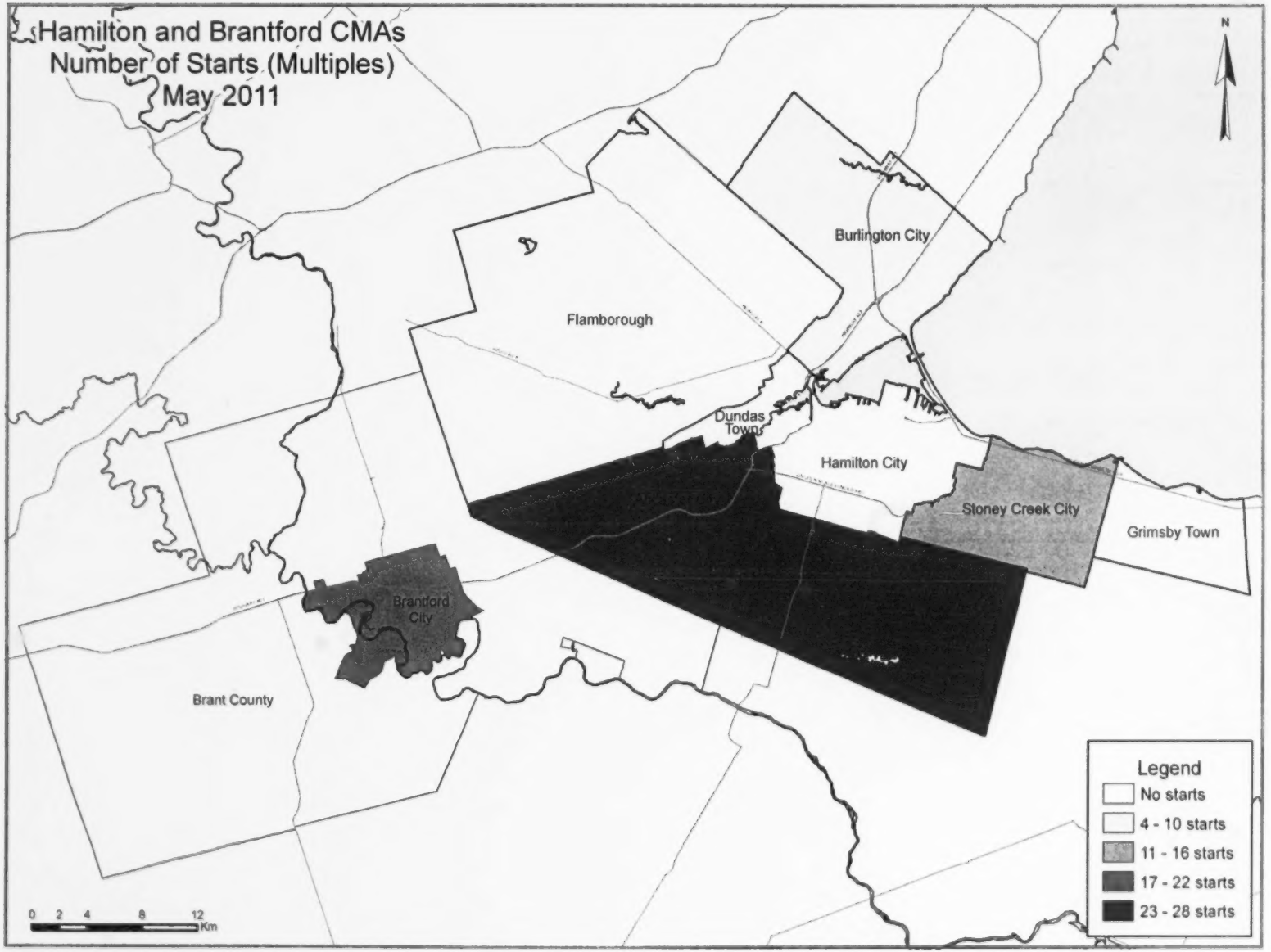
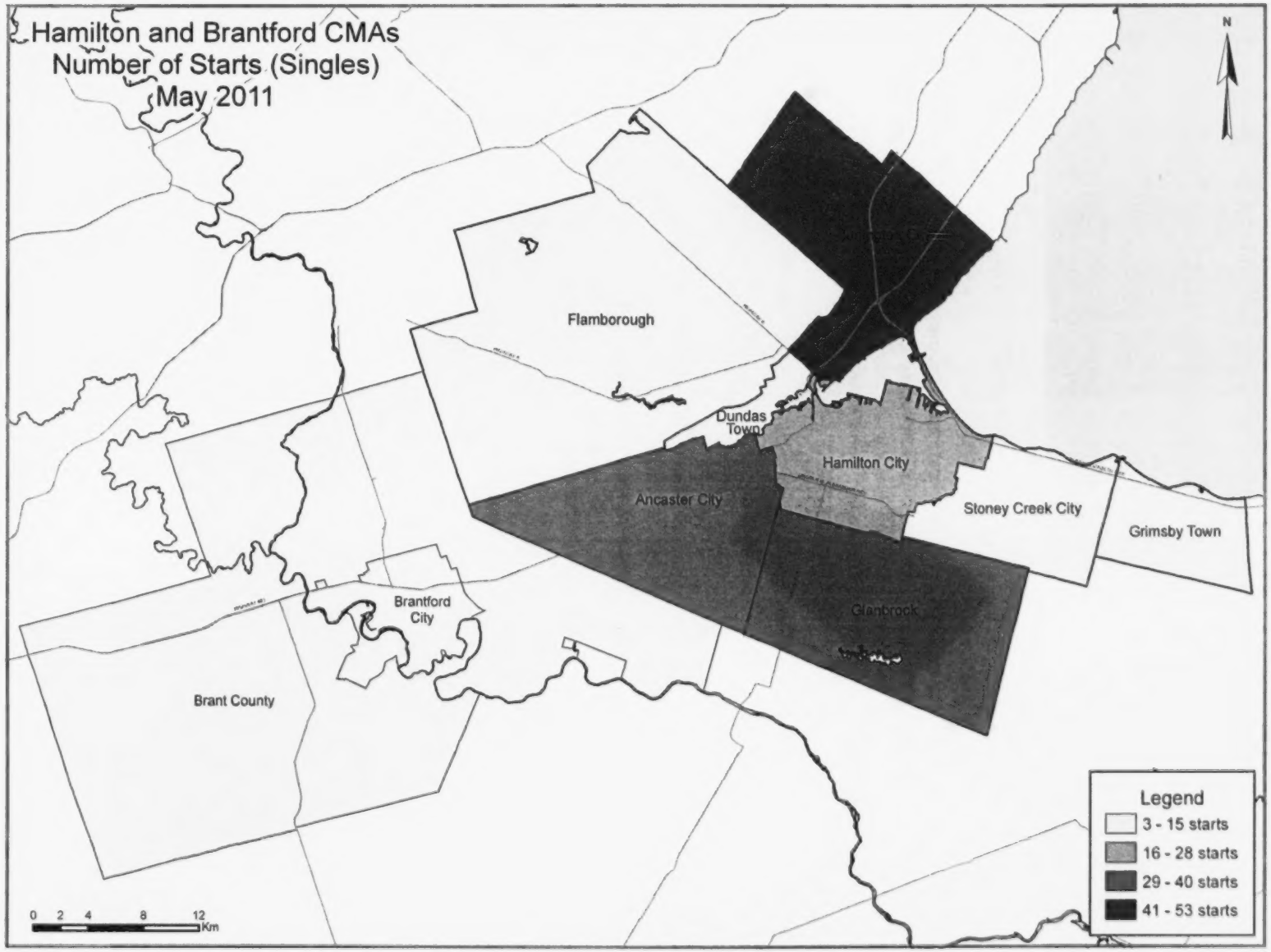
Glanbrook last month. Nearly all of the starts in Burlington were of single-detached homes, as compared to a split between single-detached and townhouse starts in Ancaster and Glanbrook. In the Brantford CMA, the vast majority of the starts were in the City of Brantford. Most of the starts were of condominium and freehold townhouses. While starts have been rising in the Hamilton CMA, the inventory of newly completed and unsold ownership units remained low, especially in the suburban markets of the City of Hamilton. Similarly in the Brantford CMA, there were few newly completed units left unsold last month.

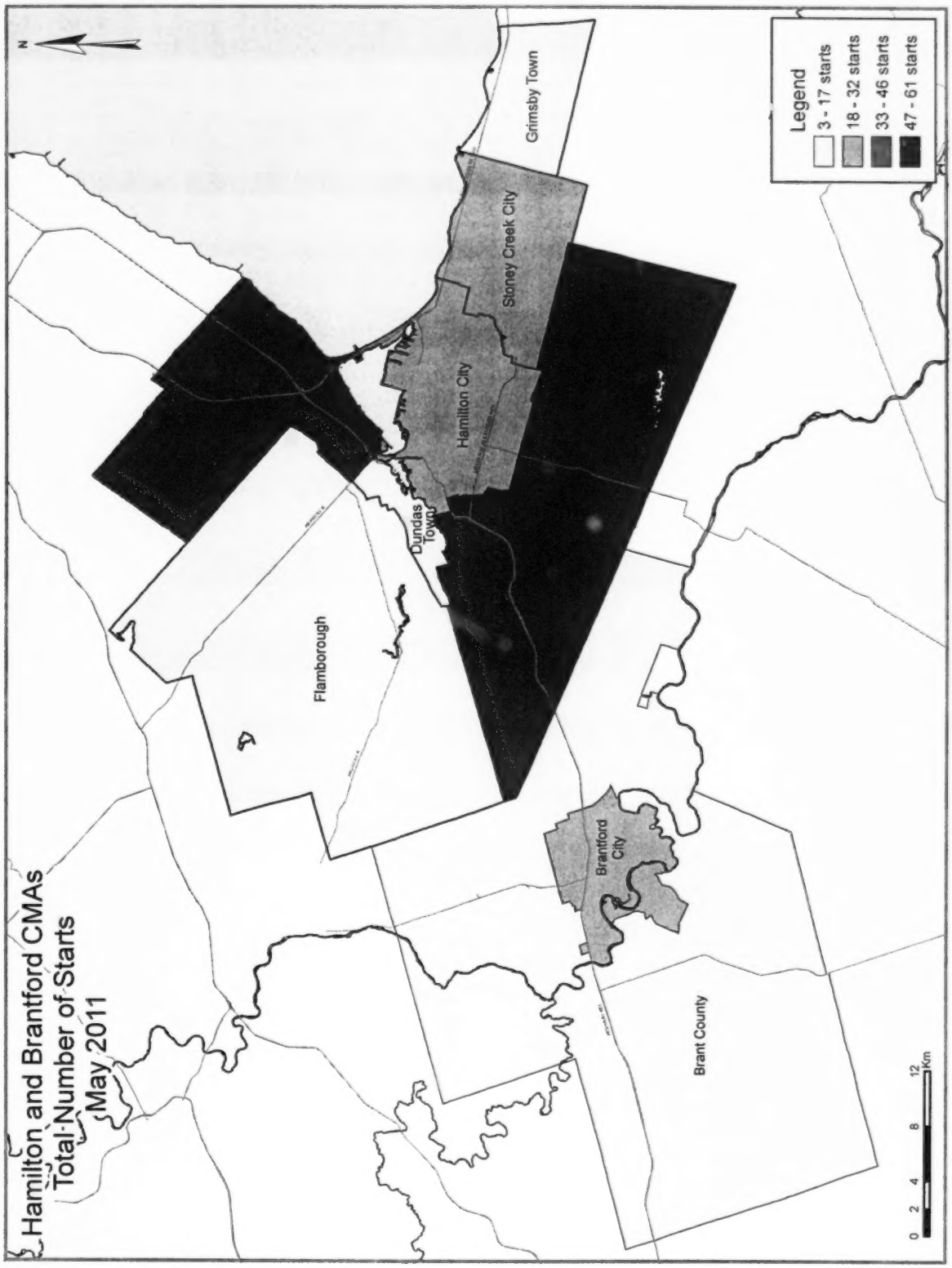
The prices of newly occupied single-detached homes ranged widely last month across the Hamilton-Brantford CMAs. In the City of Hamilton, the majority of the homes were priced above $350,000 as compared to Burlington, where over 80 per cent of the occupied single-detached homes were priced above $450,000. Both the median and average prices were up in Brantford this year, and over 57 per cent of the homes were priced above $300,000.

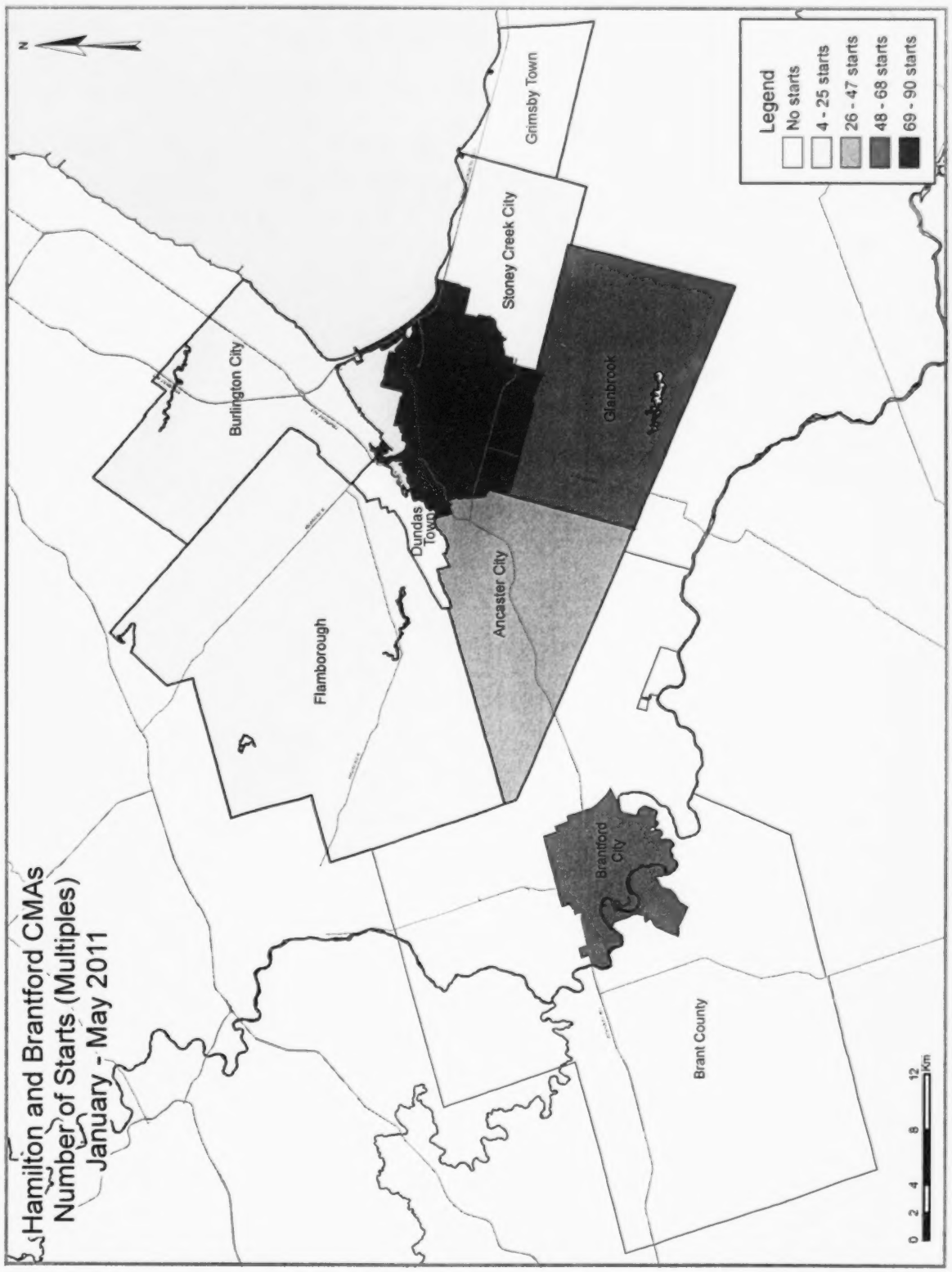
Figure 2

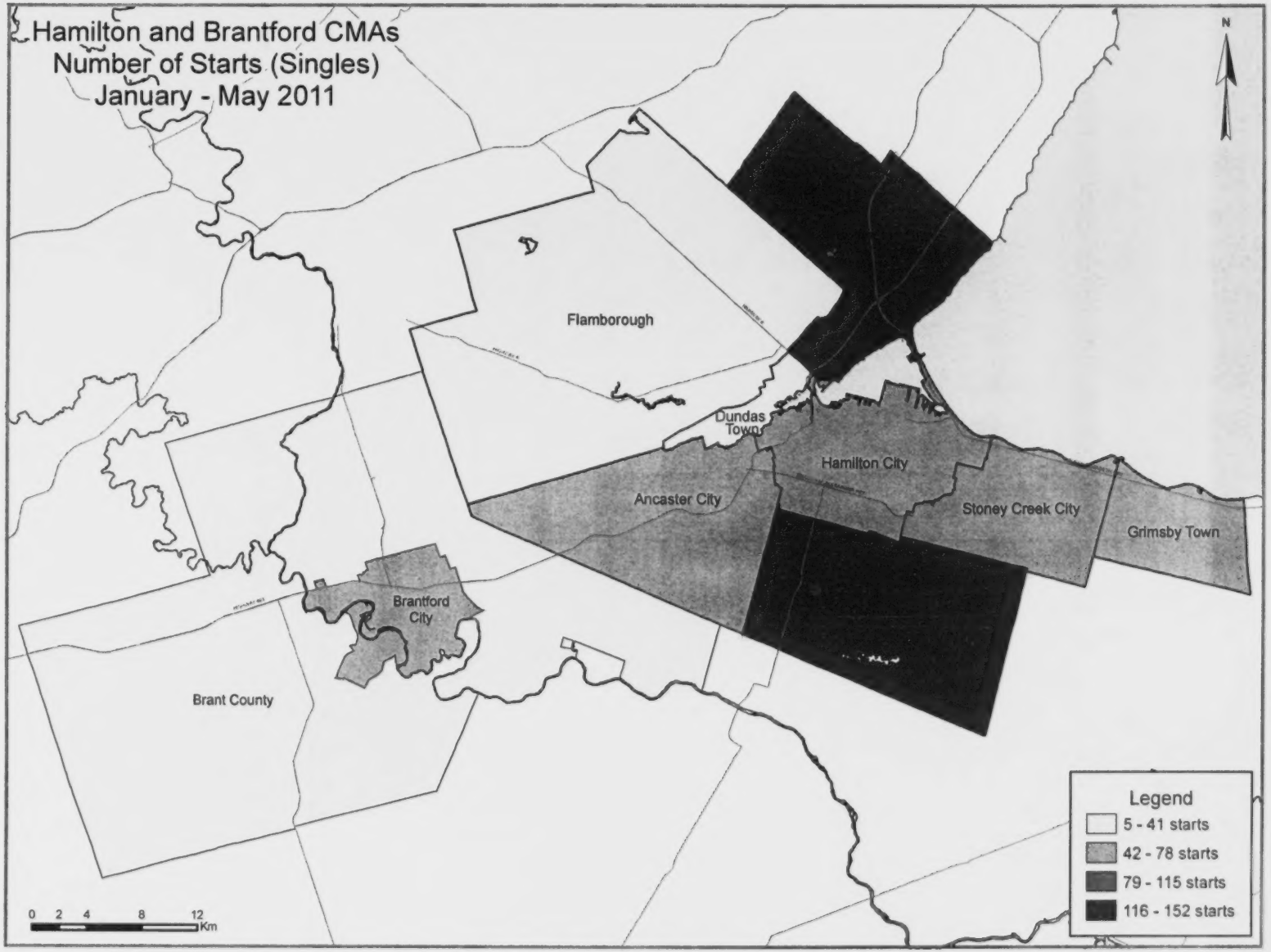


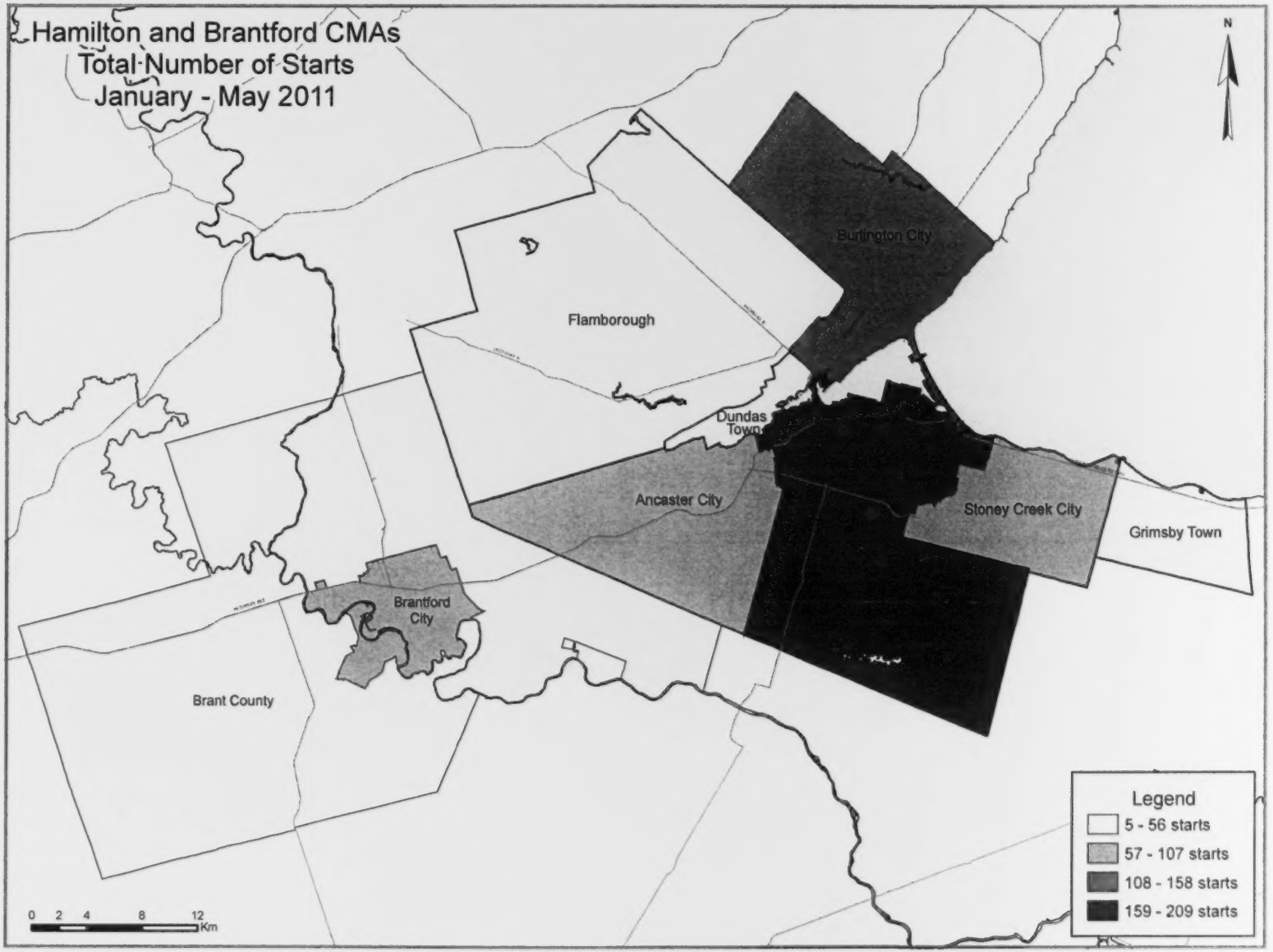

Hamilton and Brantford CMAs
Number of Starts (Multiples)
May 2011
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Stoney Creek City
Grimsby Town
Brantford City
Brant County
0 2 4 8 12
Km
Legend
No starts
4 - 10 starts
11 - 16 starts
17 - 22 starts
23 - 28 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
May 2011
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
3 - 15 starts
16 - 28 starts
29 - 40 starts
41 - 53 starts


Hamilton and Brantford CMAs
Total Number of Starts
May 2011
N
Legend
3 - 17 starts
18 - 32 starts
33 - 46 starts
47 - 61 starts
Grimsby Town
Stoney Creek City
Hamilton City
Dundas Town
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - May 2011
N
Legend
No starts
4 - 25 starts
26 - 47 starts
48 - 68 starts
69 - 90 starts
Grimsby Town
Stoney Creek City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - May 2011
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Brant County
0 2 4 8 12 Km
Legend
5 - 41 starts
42 - 78 starts
79 - 115 starts
116 - 152 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - May 2011
N
Burlington City
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Brant County
0 2 4 8 12 Km
Legend
5 - 56 starts
57 - 107 starts
108 - 158 starts
159 - 209 starts

Hamilton and Brantford CMAs
Total Number of Starts
January - May 2011
N
Burlington City
Flamborough
Dundas Town
Ancaster City
Stoney Creek City
Grimsby Town
Brantford City
Brant County
0 2 4 8 12
Km
Legend
5 - 56 starts
57 - 107 starts
108 - 158 starts
159 - 209 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1b: Housing Activity Summary of Brantford CMA
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	10	2	6	0	10	0	0	0	28
May 2010	31	4	5	0	9	5	0	0	54
% Change	-67.7	-50.0	20.0	n/a	11.1	-100.0	n/a	n/a	-48.1
Year-to-date 2011	66	2	30	0	19	0	0	0	117
Year-to-date 2010	103	6	37	1	25	5	0	66	243
% Change	-35.9	-66.7	-18.9	-100.0	-24.0	-100.0	n/a	-100.0	-51.9
UNDER CONSTRUCTION									
May 2011	112	6	43	0	73	0	0	0	234
May 2010	95	6	40	1	44	5	0	66	257
% Change	17.9	0.0	7.5	-100.0	65.9	-100.0	n/a	-100.0	-8.9
COMPLETIONS									
May 2011	28	0	0	0	14	0	0	0	42
May 2010	21	0	0	0	14	0	0	0	35
% Change	33.3	n/a	n/a	n/a	0.0	n/a	n/a	n/a	20.0
Year-to-date 2011	104	2	0	0	14	0	12	0	132
Year-to-date 2010	92	2	3	1	28	0	0	0	126
% Change	13.0	0.0	-100.0	-100.0	-50.0	n/a	n/a	n/a	4.8
COMPLETED & NOT ABSORBED									
May 2011	31	0	7	0	24	3	6	4	75
May 2010	31	0	2	0	19	0	0	2	54
% Change	0.0	n/a	**	n/a	26.3	n/a	n/a	100.0	38.9
ABSORBED									
May 2011	28	0	0	0	9	0	0	0	37
May 2010	20	0	0	0	5	0	0	0	25
% Change	40.0	n/a	n/a	n/a	80.0	n/a	n/a	n/a	48.0
Year-to-date 2011	102	2	1	0	14	0	6	0	125
Year-to-date 2010	98	2	7	2	29	18	0	0	156
% Change	4.1	0.0	-85.7	-100.0	-51.7	-100.0	n/a	n/a	-19.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2011	10	2	6	0	10	0	0	0	28
May 2010	31	4	5	0	9	5	0	0	54
% Change	-67.7	-50.0	20.0	n/a	11.1	-100.0	n/a	n/a	-48.1
Year-to-date 2011	66	2	30	0	19	0	0	0	117
Year-to-date 2010	103	6	37	1	25	5	0	66	243
% Change	-35.9	-66.7	-18.9	-100.0	-24.0	-100.0	n/a	-100.0	-51.9
UNDER CONSTRUCTION									
May 2011	112	6	43	0	73	0	0	0	234
May 2010	95	6	40	1	44	5	0	66	257
% Change	17.9	0.0	7.5	-100.0	65.9	-100.0	n/a	-100.0	-8.9
COMPLETIONS									
May 2011	28	0	0	0	14	0	0	0	42
May 2010	21	0	0	0	14	0	0	0	35
% Change	33.3	n/a	n/a	n/a	0.0	n/a	n/a	n/a	20.0
Year-to-date 2011	104	2	0	0	14	0	12	0	132
Year-to-date 2010	92	2	3	1	28	0	0	0	126
% Change	13.0	0.0	-100.0	-100.0	-50.0	n/a	n/a	n/a	4.8
COMPLETED & NOT ABSORBED									
May 2011	31	0	7	0	24	3	6	4	75
May 2010	31	0	2	0	19	0	0	2	54
% Change	0.0	n/a	**	n/a	26.3	n/a	n/a	100.0	38.9
ABSORBED									
May 2011	28	0	0	0	9	0	0	0	37
May 2010	20	0	0	0	5	0	0	0	25
% Change	40.0	n/a	n/a	n/a	80.0	n/a	n/a	n/a	48.0
Year-to-date 2011	102	2	1	0	14	0	6	0	125
Year-to-date 2010	98	2	7	2	29	18	0	0	156
% Change	4.1	0.0	-85.7	-100.0	-51.7	-100.0	n/a	n/a	-19.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
May 2011	102	0	48	0	20	0	0	0	170
May 2010	84	4	92	4	27	0	0	0	211
Former Hamilton City									
May 2011	23	0	0	0	0	0	0	0	23
May 2010	17	2	30	0	0	0	0	0	49
Stoney Creek City									
May 2011	10	0	15	0	0	0	0	0	25
May 2010	11	0	5	0	0	0	0	0	16
Ancaster City									
May 2011	33	0	28	0	0	0	0	0	61
May 2010	26	0	26	0	12	0	0	0	64
Dundas Town									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	0	0	0	4	0	0	0	0	4
Flamborough									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	13	2	31	0	0	0	0	0	46
Glanbrook									
May 2011	30	0	5	0	20	0	0	0	55
May 2010	17	0	0	0	15	0	0	0	32
City of Burlington									
May 2011	53	0	0	0	4	0	0	0	57
May 2010	48	22	0	0	0	0	0	0	70
Grimsby									
May 2011	10	0	0	3	0	0	0	0	13
May 2010	3	0	0	0	0	0	0	0	3
Hamilton CMA									
May 2011	165	0	48	3	24	0	0	0	240
May 2010	135	26	92	4	27	0	0	0	284
Brant County									
May 2011	4	0	0	0	0	0	0	0	4
May 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2011	6	2	6	0	10	0	0	0	24
May 2010	20	4	5	0	9	5	0	0	43
Brantford CMA									
May 2011	10	2	6	0	10	0	0	0	28
May 2010	31	4	5	0	9	5	0	0	54

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket May 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
May 2011	591	10	322	1	103	144	2	266	1,439
May 2010	532	30	393	6	272	156	0	195	1,585
Former Hamilton City									
May 2011	123	8	50	0	39	20	2	266	508
May 2010	126	6	47	0	51	32	0	195	458
Stoney Creek City									
May 2011	86	2	72	1	2	0	0	0	163
May 2010	60	4	29	0	0	0	0	0	93
Ancaster City									
May 2011	150	0	59	0	9	62	0	0	280
May 2010	129	8	125	0	80	62	0	0	404
Dundas Town									
May 2011	24	0	0	0	0	62	0	0	86
May 2010	14	2	6	6	24	62	0	0	114
Flamborough									
May 2011	36	0	33	0	0	0	0	0	69
May 2010	92	10	125	0	0	0	0	0	227
Glanbrook									
May 2011	172	0	101	0	53	0	0	0	326
May 2010	109	0	54	0	117	0	0	0	280
City of Burlington									
May 2011	210	20	80	0	38	568	0	0	916
May 2010	143	120	37	0	72	539	0	182	1,093
Grimsby									
May 2011	44	0	0	6	12	0	0	0	62
May 2010	45	0	0	0	0	0	0	0	45
Hamilton CMA									
May 2011	845	30	402	7	153	712	2	266	2,417
May 2010	720	150	430	6	344	695	0	377	2,723
Brant County									
May 2011	46	0	6	0	13	0	0	0	65
May 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2011	66	6	37	0	60	0	0	0	169
May 2010	73	6	34	1	44	5	0	66	229
Brantford CMA									
May 2011	112	6	43	0	73	0	0	0	234
May 2010	95	6	40	1	44	5	0	66	257

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
May 2011	84	4	0	0	31	0	0	0	119
May 2010	84	0	3	1	69	51	1	0	209
Former Hamilton City									
May 2011	20	0	0	0	5	0	0	0	25
May 2010	34	0	0	0	35	51	0	0	120
Stoney Creek City									
May 2011	19	2	0	0	0	0	0	0	21
May 2010	14	0	0	0	0	0	0	0	14
Ancaster City									
May 2011	24	0	0	0	3	0	0	0	27
May 2010	17	0	3	0	12	0	1	0	33
Dundas Town									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	3	0	0	1	6	0	0	0	10
Flamborough									
May 2011	6	2	0	0	0	0	0	0	8
May 2010	4	0	0	0	0	0	0	0	4
Glanbrook									
May 2011	12	0	0	0	23	0	0	0	35
May 2010	12	0	0	0	16	0	0	0	28
City of Burlington									
May 2011	18	22	0	0	0	0	0	0	40
May 2010	22	18	0	0	17	0	0	0	57
Grimsby									
May 2011	10	0	0	1	0	0	0	0	11
May 2010	15	0	0	0	6	0	0	0	21
Hamilton CMA									
May 2011	112	26	0	1	31	0	0	0	170
May 2010	121	18	3	1	92	51	1	0	287
Brant County									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2011	25	0	0	0	14	0	0	0	39
May 2010	11	0	0	0	14	0	0	0	25
Brantford CMA									
May 2011	28	0	0	0	14	0	0	0	42
May 2010	21	0	0	0	14	0	0	0	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
May 2011	22	2	7	1	0	0	0	0	32
May 2010	29	1	22	0	0	0	1	0	53
Former Hamilton City									
May 2011	5	0	0	0	0	0	0	0	5
May 2010	2	0	0	0	0	0	0	0	2
Stoney Creek City									
May 2011	12	0	4	0	0	0	0	0	16
May 2010	20	0	19	0	0	0	0	0	39
Ancaster City									
May 2011	1	0	0	0	0	0	0	0	1
May 2010	2	0	0	0	0	0	1	0	3
Dundas Town									
May 2011	0	2	0	1	0	0	0	0	3
May 2010	1	0	0	0	0	0	0	0	1
Flamborough									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	2	0	0	0	0	0	0	0	2
Glanbrook									
May 2011	1	0	3	0	0	0	0	0	4
May 2010	2	1	3	0	0	0	0	0	6
City of Burlington									
May 2011	1	0	0	0	3	0	0	58	62
May 2010	21	10	5	0	5	11	0	0	52
Grimsby									
May 2011	10	0	0	0	0	0	0	0	10
May 2010	15	0	0	8	0	0	0	0	23
Hamilton CMA									
May 2011	33	2	7	1	3	0	0	58	104
May 2010	65	11	27	8	5	11	1	0	128
Brant County									
May 2011	3	0	5	0	0	0	0	0	8
May 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2011	28	0	2	0	24	3	6	4	67
May 2010	25	0	1	0	19	0	0	2	47
Brantford CMA									
May 2011	31	0	7	0	24	3	6	4	75
May 2010	31	0	2	0	19	0	0	2	54

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
May 2011	81	4	2	0	31	0	0	0	118
May 2010	84	0	4	1	70	51	0	0	210
Former Hamilton City									
May 2011	19	0	0	0	5	0	0	0	24
May 2010	32	0	0	0	35	51	0	0	118
Stoney Creek City									
May 2011	20	2	2	0	0	0	0	0	24
May 2010	18	0	1	0	1	0	0	0	20
Ancaster City									
May 2011	25	0	0	0	3	0	0	0	28
May 2010	13	0	3	0	12	0	0	0	28
Dundas Town									
May 2011	3	0	0	0	0	0	0	0	3
May 2010	3	0	0	1	6	0	0	0	10
Flamborough									
May 2011	4	2	0	0	0	0	0	0	6
May 2010	6	0	0	0	0	0	0	0	6
Glanbrook									
May 2011	10	0	0	0	23	0	0	0	33
May 2010	12	0	0	0	16	0	0	0	28
City of Burlington									
May 2011	18	24	0	0	0	0	0	0	42
May 2010	15	21	0	0	17	0	0	0	53
Grimsby									
May 2011	7	0	0	1	0	0	0	0	8
May 2010	11	0	0	2	8	0	0	0	21
Hamilton CMA									
May 2011	106	28	2	1	31	0	0	0	168
May 2010	110	21	4	3	95	51	0	0	284
Brant County									
May 2011	2	0	0	0	0	0	0	0	2
May 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
May 2011	26	0	0	0	9	0	0	0	35
May 2010	10	0	0	0	5	0	0	0	15
Brantford CMA									
May 2011	28	0	0	0	9	0	0	0	37
May 2010	20	0	0	0	5	0	0	0	25

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Hamilton CMA	168	139	0	26	72	119	0	0	240	284	-15.5
City of Hamilton	102	88	0	4	68	119	0	0	170	211	-19.4
Former Hamilton City	23	17	0	2	0	30	0	0	23	49	-53.1
Stoney Creek City	10	11	0	0	15	5	0	0	25	16	56.3
Ancaster City	33	26	0	0	28	38	0	0	61	64	-4.7
Dundas Town	3	4	0	0	0	0	0	0	3	4	-25.0
Flamborough	3	13	0	2	0	31	0	0	3	46	-93.5
Glanbrook	30	17	0	0	25	15	0	0	55	32	71.9
City of Burlington	53	48	0	22	4	0	0	0	57	70	-18.6
Grimsby	13	3	0	0	0	0	0	0	13	3	**
Brantford CMA	10	31	2	4	16	14	0	5	28	54	-48.1
Brant County	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	6	20	2	4	16	14	0	5	24	43	-44.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	538	662	6	124	138	406	71	377	753	1,569	-52.0
City of Hamilton	363	502	2	24	134	356	71	195	570	1077	-47.1
Former Hamilton City	71	113	0	6	19	44	71	195	161	358	-55.0
Stoney Creek City	46	67	2	4	23	18	0	0	71	89	-20.2
Ancaster City	69	105	0	2	31	97	0	0	100	204	-51.0
Dundas Town	5	17	0	0	0	8	0	0	5	25	-80.0
Flamborough	20	93	0	12	4	125	0	0	24	230	-89.6
Glanbrook	152	107	0	0	57	64	0	0	209	171	22.2
City of Burlington	132	97	4	100	4	50	0	182	140	429	-67.4
Grimsby	43	63	0	0	0	0	0	0	43	63	-31.7
Brantford CMA	66	104	2	6	49	62	0	71	117	243	-51.9
Brant County	20	n/a	0	n/a	0	n/a	0	n/a	20	n/a	n/a
Brantford City	46	83	2	6	49	62	0	71	97	222	-56.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Hamilton CMA	72	119	0	0	0	0	0	0
City of Hamilton	68	119	0	0	0	0	0	0
Former Hamilton City	0	30	0	0	0	0	0	0
Stoney Creek City	15	5	0	0	0	0	0	0
Ancaster City	28	38	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	31	0	0	0	0	0	0
Glanbrook	25	15	0	0	0	0	0	0
City of Burlington	4	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	16	14	0	0	0	5	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	16	14	0	0	0	5	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	138	406	0	0	0	182	71	195
City of Hamilton	134	356	0	0	0	0	71	195
Former Hamilton City	19	44	0	0	0	0	71	195
Stoney Creek City	23	18	0	0	0	0	0	0
Ancaster City	31	97	0	0	0	0	0	0
Dundas Town	0	8	0	0	0	0	0	0
Flamborough	4	125	0	0	0	0	0	0
Glanbrook	57	64	0	0	0	0	0	0
City of Burlington	4	50	0	0	0	182	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	49	62	0	0	0	5	0	66
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	49	62	0	0	0	5	0	66

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Hamilton CMA	213	253	27	31	0	0	240	284
City of Hamilton	150	180	20	31	0	0	170	211
Former Hamilton City	23	49	0	0	0	0	23	49
Stoney Creek City	25	16	0	0	0	0	25	16
Ancaster City	61	52	0	12	0	0	61	64
Dundas Town	3	0	0	4	0	0	3	4
Flamborough	3	46	0	0	0	0	3	46
Glanbrook	35	17	20	15	0	0	55	32
City of Burlington	53	70	4	0	0	0	57	70
Grimsby	10	3	3	0	0	0	13	3
Brantford CMA	18	40	10	14	0	0	28	54
Brant County	4	n/a	0	n/a	0	n/a	4	n/a
Brantford City	14	29	10	14	0	0	24	43

Table 2.5: Starts by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	638	1,049	44	325	71	195	753	1,569
City of Hamilton	463	775	36	107	71	195	570	1,077
Former Hamilton City	82	154	8	9	71	195	161	358
Stoney Creek City	71	89	0	0	0	0	71	89
Ancaster City	97	174	3	30	0	0	100	204
Dundas Town	5	13	0	12	0	0	5	25
Flamborough	24	230	0	0	0	0	24	230
Glanbrook	184	115	25	56	0	0	209	171
City of Burlington	136	211	4	218	0	0	140	429
Grimsby	39	63	4	0	0	0	43	63
Brantford CMA	98	146	19	31	0	66	117	243
Brant County	20	n/a	0	n/a	0	n/a	20	n/a
Brantford City	78	125	19	31	0	66	97	222

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	% Change
Hamilton CMA	113	123	26	20	31	93	0	51	170	287	-40.8
City of Hamilton	84	86	4	2	31	70	0	51	119	209	-43.1
Former Hamilton City	20	34	0	0	5	35	0	51	25	120	-79.2
Stoney Creek City	19	14	2	0	0	0	0	0	21	14	50.0
Ancaster City	24	18	0	2	3	13	0	0	27	33	-18.2
Dundas Town	3	4	0	0	0	6	0	0	3	10	-70.0
Flamborough	6	4	2	0	0	0	0	0	8	4	100.0
Glanbrook	12	12	0	0	23	16	0	0	35	28	25.0
City of Burlington	18	22	22	18	0	17	0	0	40	57	-29.8
Grimsby	11	15	0	0	0	6	0	0	11	21	-47.6
Brantford CMA	28	21	0	0	14	14	0	0	42	35	20.0
Brant County	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Brantford City	25	11	0	0	14	14	0	0	39	25	56.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	608	497	62	88	278	365	0	133	948	1083	-12.5
City of Hamilton	464	344	22	12	222	286	0	51	708	693	2.2
Former Hamilton City	79	118	0	2	24	42	0	51	103	213	-51.6
Stoney Creek City	77	54	8	2	72	68	0	0	157	124	26.6
Ancaster City	185	72	0	6	11	50	0	0	196	128	53.1
Dundas Town	13	13	0	0	0	12	0	0	13	25	-48.0
Flamborough	41	28	14	2	80	0	0	0	135	30	**
Glanbrook	69	58	0	0	35	114	0	0	104	172	-39.5
City of Burlington	114	99	40	76	22	33	0	82	176	290	-39.3
Grimsby	30	54	0	0	34	46	0	0	64	100	-36.0
Brantford CMA	104	93	2	2	26	31	0	0	132	126	4.8
Brant County	38	n/a	0	n/a	0	n/a	0	n/a	38	n/a	n/a
Brantford City	66	53	2	2	26	31	0	0	94	86	9.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Hamilton CMA	31	93	0	0	0	51	0	0
City of Hamilton	31	70	0	0	0	51	0	0
Former Hamilton City	5	35	0	0	0	51	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	3	13	0	0	0	0	0	0
Dundas Town	0	6	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	23	16	0	0	0	0	0	0
City of Burlington	0	17	0	0	0	0	0	0
Grimsby	0	6	0	0	0	0	0	0
Brantford CMA	14	14	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	14	14	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	278	365	0	0	0	51	0	82
City of Hamilton	222	286	0	0	0	51	0	0
Former Hamilton City	24	42	0	0	0	51	0	0
Stoney Creek City	72	68	0	0	0	0	0	0
Ancaster City	11	50	0	0	0	0	0	0
Dundas Town	0	12	0	0	0	0	0	0
Flamborough	80	0	0	0	0	0	0	0
Glanbrook	35	114	0	0	0	0	0	0
City of Burlington	22	33	0	0	0	0	0	82
Grimsby	34	46	0	0	0	0	0	0
Brantford CMA	14	31	12	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	14	31	12	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010	May 2011	May 2010
Hamilton CMA	138	142	32	144	0	1	170	287
City of Hamilton	88	87	31	121	0	1	119	209
Former Hamilton City	20	34	5	86	0	0	25	120
Stoney Creek City	21	14	0	0	0	0	21	14
Ancaster City	24	20	3	12	0	1	27	33
Dundas Town	3	3	0	7	0	0	3	10
Flamborough	8	4	0	0	0	0	8	4
Glanbrook	12	12	23	16	0	0	35	28
City of Burlington	40	40	0	17	0	0	40	57
Grimsby	10	15	1	6	0	0	11	21
Brantford CMA	28	21	14	14	0	0	42	35
Brant County	3	n/a	0	n/a	0	n/a	3	n/a
Brantford City	25	11	14	14	0	0	39	25

Table 3.5: Completions by Submarket and by Intended Market
January - May 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	890	670	58	330	0	83	948	1,083
City of Hamilton	653	422	55	270	0	1	708	693
Former Hamilton City	83	120	20	93	0	0	103	213
Stoney Creek City	155	98	2	26	0	0	157	124
Ancaster City	193	84	3	43	0	1	196	128
Dundas Town	10	11	3	14	0	0	13	25
Flamborough	135	30	0	0	0	0	135	30
Glanbrook	77	78	27	94	0	0	104	172
City of Burlington	176	180	0	28	0	82	176	290
Grimsby	61	68	3	32	0	0	64	100
Brantford CMA	106	97	14	29	12	0	132	126
Brant County	38	n/a	0	n/a	0	n/a	38	n/a
Brantford City	68	57	14	29	12	0	94	86

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
May 2011	10	12.8	6	7.7	32	41.0	18	23.1	12	15.4	78	383,400	392,823
May 2010	14	16.7	17	20.2	26	31.0	10	11.9	17	20.2	84	375,624	413,182
Year-to-date 2011	49	11.5	84	19.7	127	29.8	99	23.2	67	15.7	426	383,173	401,702
Year-to-date 2010	45	13.9	51	15.8	88	27.2	53	16.4	86	26.6	323	389,900	423,538
Former Hamilton City													
May 2011	3	16.7	1	5.6	9	50.0	4	22.2	1	5.6	18	384,314	357,349
May 2010	5	15.6	12	37.5	13	40.6	1	3.1	1	3.1	32	346,995	345,655
Year-to-date 2011	8	11.4	10	14.3	34	48.6	14	20.0	4	5.7	70	385,750	378,829
Year-to-date 2010	15	13.9	23	21.3	41	38.0	15	13.9	14	13.0	108	366,600	374,578
Stoney Creek City													
May 2011	0	0.0	2	10.0	10	50.0	5	25.0	3	15.0	20	383,400	415,205
May 2010	0	0.0	1	5.6	8	44.4	4	22.2	5	27.8	18	401,900	446,400
Year-to-date 2011	1	1.3	10	12.8	27	34.6	25	32.1	15	19.2	78	405,400	452,136
Year-to-date 2010	6	10.3	11	19.0	21	36.2	11	19.0	9	15.5	58	383,900	405,361
Ancaster City													
May 2011	1	4.3	2	8.7	9	39.1	5	21.7	6	26.1	23	394,652	426,813
May 2010	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	504,500	706,623
Year-to-date 2011	24	14.1	46	27.1	40	23.5	35	20.6	25	14.7	170	364,866	389,742
Year-to-date 2010	0	0.0	2	3.0	9	13.6	17	25.8	38	57.6	66	461,950	555,581
Dundas Town													
May 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
May 2010	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	489,500	499,482
Year-to-date 2010	0	0.0	1	8.3	1	8.3	4	33.3	6	50.0	12	450,950	470,101
Flamborough													
May 2011	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
May 2010	5	83.3	0	0.0	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2011	5	15.2	2	6.1	11	33.3	7	21.2	8	24.2	33	396,990	393,683
Year-to-date 2010	10	45.5	0	0.0	2	9.1	1	4.5	9	40.9	22	373,400	449,195
Glanbrook													
May 2011	5	50.0	1	10.0	3	30.0	1	10.0	0	0.0	10	303,683	328,255
May 2010	4	33.3	4	33.3	3	25.0	0	0.0	1	8.3	12	308,750	322,190
Year-to-date 2011	11	17.5	16	25.4	15	23.8	14	22.2	7	11.1	63	363,567	382,523
Year-to-date 2010	14	25.0	14	25.0	14	25.0	5	8.9	9	16.1	56	349,995	357,150
City of Burlington													
May 2011	0	0.0	0	0.0	1	5.6	2	11.1	15	83.3	18	499,990	511,323
May 2010	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	456,990	528,459
Year-to-date 2011	0	0.0	0	0.0	2	1.8	16	14.0	96	84.2	114	506,990	833,772
Year-to-date 2010	0	0.0	0	0.0	1	1.2	27	32.1	56	66.7	84	453,990	571,468
Grimsby													
May 2011	0	0.0	1	12.5	3	37.5	3	37.5	1	12.5	8	--	--
May 2010	0	0.0	6	46.2	4	30.8	3	23.1	0	0.0	13	354,900	360,938
Year-to-date 2011	2	6.5	13	41.9	10	32.3	4	12.9	2	6.5	31	359,900	380,629
Year-to-date 2010	2	5.7	17	48.6	8	22.9	4	11.4	4	11.4	35	331,900	365,829

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
May 2011	10	9.6	7	6.7	36	34.6	23	22.1	28	26.9	104	398,800	417,407
May 2010	14	12.5	23	20.5	30	26.8	15	13.4	30	26.8	112	379,950	422,557
Year-to-date 2011	51	8.9	97	17.0	139	24.3	119	20.8	165	28.9	571	399,900	486,821
Year-to-date 2010	47	10.6	68	15.4	97	21.9	84	19.0	146	33.0	442	405,900	447,081

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
May 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	2	5.4	1	2.7	2	5.4	3	8.1	29	78.4	37	439,000	477,154
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
May 2011	0	0.0	7	26.9	4	15.4	9	34.6	6	23.1	26	309,000	295,598
May 2010	0	0.0	3	30.0	5	50.0	2	20.0	0	0.0	10	265,400	270,440
Year-to-date 2011	0	0.0	13	20.0	19	29.2	20	30.8	13	20.0	65	309,000	306,512
Year-to-date 2010	4	6.7	16	26.7	16	26.7	16	26.7	8	13.3	60	269,900	279,010
Brantford CMA													
May 2011	0	0.0	7	25.0	4	14.3	9	32.1	8	28.6	28	309,000	324,127
May 2010	0	0.0	3	15.0	5	25.0	3	15.0	9	45.0	20	337,900	416,715
Year-to-date 2011	2	2.0	14	13.7	21	20.6	23	22.5	42	41.2	102	316,877	368,411
Year-to-date 2010	4	4.0	16	16.0	18	18.0	23	23.0	39	39.0	100	319,950	382,958

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2011

Submarket	May 2011	May 2010	% Change	YTD 2011	YTD 2010	% Change
Hamilton CMA	417,407	422,557	-1.2	486,821	447,081	8.9
City of Hamilton	392,823	413,182	-4.9	401,702	423,538	-5.2
Former Hamilton City	357,349	345,655	3.4	378,829	374,578	1.1
Stoney Creek City	415,205	446,400	-7.0	452,136	405,361	11.5
Ancaster City	426,813	706,623	-39.6	389,742	555,581	-29.8
Dundas Town	--	--	n/a	499,482	470,101	6.2
Flamborough	--	--	n/a	393,683	449,195	-12.4
Glanbrook	328,255	322,190	1.9	382,523	357,150	7.1
City of Burlington	511,323	528,459	-3.2	833,772	571,468	45.9
Grimsby	--	360,938	n/a	380,629	365,829	4.0
Brantford CMA	324,127	416,715	-22.2	368,411	382,958	-3.8
Brant County	--	n/a	n/a	477,154	n/a	n/a
Brantford City	295,598	270,440	9.3	306,512	279,010	9.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
May 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	714	59.7	1,173	1,548	1,641	71.5	288,397	9.0	299,527
	February	1,067	48.8	1,210	1,588	1,656	73.1	314,656	18.5	313,625
	March	1,365	36.2	1,168	2,095	1,679	69.6	313,372	19.1	314,276
	April	1,490	25.4	1,163	2,350	1,721	67.6	317,909	11.1	311,947
	May	1,406	6.8	1,088	2,180	1,710	63.6	315,647	6.2	304,238
	June	1,305	-16.3	999	1,881	1,612	62.0	314,189	5.7	305,493
	July	965	-26.8	870	1,470	1,492	58.3	309,293	4.3	307,188
	August	978	-10.3	966	1,455	1,541	62.7	299,812	2.9	302,319
	September	1,007	-13.3	1,009	1,779	1,677	60.2	316,556	3.9	311,234
	October	992	-12.2	1,071	1,544	1,749	61.2	305,872	3.2	315,660
	November	953	-6.3	1,072	1,542	1,914	56.0	310,492	0.0	309,989
	December	692	-5.6	1,144	768	1,809	63.2	324,590	13.6	341,516
2011	January	707	-1.0	1,149	1,734	1,817	63.2	325,732	12.9	336,891
	February	1,037	-2.8	1,153	1,794	1,837	62.8	331,741	5.4	330,897
	March	1,345	-1.5	1,138	2,217	1,720	66.2	326,453	4.2	331,737
	April	1,406	-5.6	1,154	2,171	1,749	66.0	339,573	6.8	328,931
	May	1,508	7.3	1,104	2,410	1,784	61.9	344,864	9.3	333,555
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,146	45.2		5,231			308,139	16.6	
	Q1 2011	3,089	-1.8		5,745			328,063	6.5	
	YTD 2010	6,042	29.4		9,761			312,295	11.9	
	YTD 2011	6,003	-0.6		10,326			334,979	7.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
May 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	139	46.3	198	280	304	65.1	227,009	12.3	227,720
	February	180	52.5	186	280	290	64.1	229,626	11.6	242,347
	March	202	30.3	174	377	315	55.2	220,518	0.6	218,094
	April	231	32.0	177	373	292	60.6	234,024	11.0	231,132
	May	194	15.5	169	330	283	59.7	225,969	6.0	224,030
	June	199	-10.8	159	352	289	55.0	237,557	5.1	229,660
	July	172	-17.3	157	296	288	54.5	226,279	-3.9	220,843
	August	169	15.0	162	238	238	68.1	232,400	9.5	237,910
	September	167	-7.7	163	294	286	57.0	231,847	1.1	226,942
	October	144	-2.0	172	231	270	63.7	230,180	8.2	232,774
	November	165	-4.6	183	241	281	65.1	223,125	-2.1	220,212
	December	124	31.9	186	117	273	68.1	238,951	1.5	242,831
2011	January	100	-28.1	144	252	276	52.2	231,569	2.0	235,435
	February	149	-17.2	157	244	260	60.4	237,224	3.3	240,470
	March	154	-23.8	141	275	223	63.2	233,840	6.0	235,566
	April	148	-35.9	131	297	262	50.0	233,661	-0.2	229,419
	May	206	6.2	159	355	272	58.5	250,199	10.7	260,751
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	521	41.6		937			225,397	7.1	
	Q1 2011	403	-22.6		771			234,527	4.1	
	YTD 2010	946	33.1		1,640			227,621	7.8	
	YTD 2011	757	-20.0		1,423			238,623	4.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
May 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	102.0	114.5	374.1	8.8	67.5	827
	February	604	3.60	5.39	102.9	115.1	372.6	8.5	67.0	849
	March	631	3.60	5.85	102.7	115.3	372.0	7.9	66.3	868
	April	655	3.80	6.25	102.6	115.7	368.8	7.8	65.7	872
	May	639	3.70	5.99	103.2	116.2	367.6	8.0	65.5	856
	June	633	3.60	5.89	103.3	116.0	369.0	7.8	65.6	857
	July	627	3.50	5.79	103.0	117.0	371.4	7.8	65.9	860
	August	604	3.30	5.39	103.9	117.0	375.1	7.7	66.4	860
	September	604	3.30	5.39	103.8	117.1	376.3	7.6	66.5	860
	October	598	3.20	5.29	103.8	117.8	375.0	7.5	66.1	856
	November	607	3.35	5.44	104.2	118.0	375.3	6.8	65.6	853
	December	592	3.35	5.19	104.0	117.9	375.6	6.9	65.7	846
2011	January	592	3.35	5.19	103.8	117.8	378	6.6	65.9	841
	February	607	3.50	5.44	103.9	118.0	377.1	6.7	65.7	844
	March	601	3.50	5.34	103.9	119.4	377.2	6.0	65.1	853
	April	621	3.70	5.69	104.3	119.9	378.7	5.5	65.0	863
	May	616	3.70	5.59		120.9	380.4	5.4	65.2	868
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
May 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.4	114.5	69.5	9.8	72.1	780
	February	604	3.60	5.39	105.0	115.1	69.0	9.2	71.3	788
	March	631	3.60	5.85	105.3	115.3	67.9	9.6	70.4	804
	April	655	3.80	6.25	105.4	115.7	66.6	9.8	69.1	817
	May	639	3.70	5.99	106.0	116.2	65.8	10.0	68.4	813
	June	633	3.60	5.89	106.2	116.0	65.7	8.9	67.4	807
	July	627	3.50	5.79	106.1	117.0	66.2	8.2	67.4	788
	August	604	3.30	5.39	106.4	117.0	66.6	7.6	67.3	796
	September	604	3.30	5.39	106.4	117.1	67.3	7.6	67.9	794
	October	598	3.20	5.29	106.6	117.8	68.1	7.7	68.7	794
	November	607	3.35	5.44	107.0	118.0	68.5	8.3	69.6	785
	December	592	3.35	5.19	107.1	117.9	68.4	8.7	69.7	778
2011	January	592	3.35	5.19	107.4	117.8	68	9.2	69.9	786
	February	607	3.50	5.44	107.9	118.0	67.8	9.2	69.6	796
	March	601	3.50	5.34	108.1	119.4	67.8	9.2	69.5	811
	April	621	3.70	5.69	108.7	119.9	67.6	8.9	69.0	823
	May	616	3.70	5.59		120.9	68.4	8.4	69.4	830
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
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